

MADRAS RECORD OFFICE.

Government of Madras.

Revenue DEPARTMENT.

G.O. No.	1092	Press Mis.
Dated	2. 5.	1866.

Not to be folded or roughly handled

*Proceedings of the Madras Government, Revenue Department,
3th May 1866.*

No. 145. Read the following Proceedings of the Board of Revenue, dated 20th March 1866, No. 1,950 :—

Read the following letter from the Collector of North Arcot, to the Secretary to the Board of Revenue, dated Chittoor, 20th February 1866, No. 37.

1. I have the honor, in continuation of my letter embodied in Proceedings Madras Government, Revenue Department, dated 21st December 1865, to reply to the questions asked in the Order thereon.

2. No Pattahs have actually yet been issued for any of the one-hundred building sites into which the ground has been sub-divided in the plan submitted* with my letter reviewed in these Proceedings.

* (Not returned.)

3. The lots already appropriated have been taken up, on the full understanding that they will be put up and must be bought in, under the terms of the Freehold rules.

4. The whole area is "assessed waste" classed in the accounts 14 and 21 "dry." The upset price for each lot

	RS.	A.	P.
Assessment per Kani, 14th class ...	2	4	0
Do. per do. 21st do ...	1	6	0

would thus be twenty-five years' purchase of its assessment in the proportion which that may bear to the assessment

of the whole field or number. There are no Inam or other vested rights requiring to be bought up. The only land of the kind, a piece of Maniam belonging to the Monigar, has been given up by him in exchange for some ground assigned to him elsewhere under the Orders of the Government, dated 30th June 1865, No. 1,495, Revenue Department.

5. The ground has been carefully marked out as shewn in the plan, and a Revenue Inspector has the control of building operations.

6. The only stipulation yet made is, that all buildings be tiled and have their frontages facing the street in regular row. The blocks intervening between parallel streets, provide ample space for back-yards, wells, gardens, and out-houses, and occupants have been given to understand, that these shall not be parcelled out for separate and independent building sites.

7. The new settlement will have its richer and poorer classes, who will locate according to their circumstances, in the principal or minor streets provided in the ground plan. Controlled as operations now are, and the ground distinctly marked out, I would not propose to hamper these settlers with any further conditions. In laying out the streets, provision has been made for side-drains, but these should, I think, be executed out of surplus funds, or if the sales do not create any such, out of a municipal impost to be levied hereafter as the new pettah developes.

8. All lots would thus become the property in fee-simple of their respective purchasers, and be held under a simple title deed which would only require, that the roof should be tiled; that the measurements as laid down in the plan should be observed; and that the spaces assigned in the blocks for back-yards and gardens, should not be parcelled out as separate building sites.

*Proceedings of the Madras Government, Revenue Department,
8th May 1866.*

9. Such arrangements, it appears to me, are in harmony with the spirit of the instructions noted in the margin, and are all that can be required for the further conservancy and improvement of this small pettah.

Extract from Minutes of Consultation, 28th September 1855, Revenue Department, No. 1,091, paragraphs 5 and 7.

10. Adverting to paragraph 4 of the "Order," I beg to submit a second survey, shewing how the high ground south of the Railway and Tramway stations has been marked off. The line in red bordering this plateau to the south and running into the station is the new approach from a group of wealthy villages, and connects with the Railway and Tramway, an old, but still much frequented line leading from Conjeveram to Tritanni and thence northward. The thirteen plots marked in yellow (with their respective measurements), are available as sites for Bungalows and compounds for European and East Indian settlers. It appears that I was wrong in supposing that three of these plots had been already appropriated. That marked in white M. R. C. Bungalow has alone been actually taken up and built on.

11. The appearance of partial enclosures around the two adjoining plots led to my surmise, that they too had been specially appropriated. The plot marked in white (M. R. C. Bungalow) was assigned to the Railway authorities by Mr. Banbury. Its extent is Kanies 8-13-0. It is classed "dry" in the accounts with an assessment of Rupees 12-1-10. The other two plots erroneously supposed by me to have been appropriated, are likewise "dry" land, their aggregate area being Kanies 13-9-4, assessed at Rupees 13-10-3. The aggregate area of the other lots, as marked in the accompanying plan, is Kanies 60-8-12, assessed at Rupees 86-0-6. In this is included Kanies 2-4-8 of Poramboke, assessable at the lowest Panjah rate of the village with Rupees 3-2-0. No further application for land in this plateau has since been registered.

12. As these building plots will probably be only very gradually appropriated, I would recommend that they should not be dealt with under the Freehold rules, but that the occupants should hold them on annual Puttah tenure, with the option, if so disposed, of buying the fee-simple on the prescribed terms.

Enclosure No. 1.—Survey.

1. Submitted to Government with reference to Government Order, dated 21st December 1865, No. 3,095.

2. Government will perceive from the last paragraph of Mr. Robinson's present letter, that he proposes to make over the sites to be reserved for European settlers on the south of the Railway and Tramway stations, and of which a plan is now forwarded, on annual puttah tenure with the option of redeeming the quit-rent on the usual terms. The Board see no sufficient reason for this proposal, and would recommend that these sites also, whenever they may be applied for, be sold under the Freehold rules.

*Proceedings of the Madras Government, Revenue Department,
8th May 1866.*

No. 146.

ORDER THEREON, 8th May 1866, No. 1,092.

Land Revenue

1. The Government sanction the sale of the building allotments in the proposed Railway Pettah at Arcotun, under the Freehold rules.

2. The Collector proposes that the upset price of each lot should be twenty-five times its assessment. Part of the land, he reports, is assessed at Rupees 2-4-0, and part as Rupees 1-6-0 per Cawnie. These rates may be fair enough for the land, if merely cultivated; in the present case, however, Government will evidently have to incur the expense, which is nowhere stated, of laying out the Pettah, making the streets, constructing side-drains, &c. They consider, therefore, that a higher rate of assessment may fairly be charged under such circumstances. The Government consider that an uniform rate of Rupees 5 per acre will be equitable, and they will be prepared, as a special case, to sanction the expenditure of the sale proceeds in improvements of a permanent character.

3. The Government concur with the Board that the adjacent site which the Collector proposes to reserve for European and East Indian settlers should be dealt with in the same way as the Native Pettah. The Board will propose a suitable upset price for each lot. The Government of course cannot consent to the exclusion of Natives from this site, if they prove to be the highest bidders, when the lots are put up to auction.

4. The Board will furnish the Collector with a form of Title Deed for the allotments. They will also communicate immediately with the Collectors of Cuddapah and Bellary, in view to similar measures being adopted for the proper laying out of Railway Pettahs, at the chief stations along the line.

(True Extract.)

(Signed) J. D. SIM,

Secretary to Government.

To the Board of Revenue.

Exd. S. T. Augustin.

W. 1092.

8th May 1866.

The Govt. sanction the
sale of the building
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at Arcconum, under
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The Comm. proposes
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of each lot should be
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ments of a perma-
nent character.

There is a proposal
to assess the
land at Rs 5 per acre
and to use the proceeds
for the improvement
of the land.

The Jt. concur with
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J. D. P.

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